

CITY OF TAUNTON

MASSACHUSETTS

Established 1639

Historic District Commission

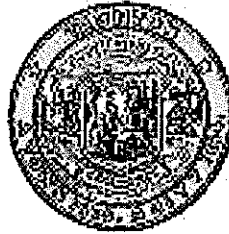
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TAUNTON, MA

CITY CLERK

William A. Manganiello, Chair
Barbara Mullen, Vice Chair
Robert D. Dickerman
Charles Thayer
Michele Monteiro
Joseph Norte
Steve Rogers



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Colleen Ellis, Secretary

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MINUTES – JULY 22, 2021

A regular meeting of the Historic District Commission was held on Thursday, July 22, 2021. Present were William Manganiello, Barbara Mullen, Dr. Charles Thayer and Michele Monteiro.

The meeting was called to order at 7:05 p.m.

New Business/New Matters

68 Dean Street – The Commission is looking to open a dialogue regarding the repair and maintenance of the historical structure on the Longmeadow Nursing Home property. They would like to know what the parent company plans to do with this building. One of the questions asked of the Commission by the Building Department was what the position of the Commission is pertaining to the portion in the rear. Kelly Perry, Administrator of the nursing home met with the Building Inspector and they toured the building. She further said that they had been told that the building just had to be maintained weather tight for the exterior. The Commission wants the building presented better. Ms. Perry provided quotes for work for the building, but they are not true quotes because they need to know the materials. To repair and demolish the part that is not historic the estimate is \$148,170.00. The building is assessed at only \$37,900. The initial cost to repair the building is \$87,625 but that does not include materials specific to what the Commission wants. Then there is a \$45,495 to build a wall to hold up the building in order to do a \$15,000 demolition and then put the back of the building back on. So the newer portion of the building is more damaged then the old. Commissioner Thayer said they can use what they want in the back but what can be viewed from the street is what the Commission is concerned with. They are not overly concerned with the interior. The Building Department would look at the interior for any structural damage that might be needed to hold the building up. Ms. Perry said that the company would like more

information about the materials in order to obtain a real cost so they can make a decision to repair or to sell.

Commissioner Thayer said they have to have the building read well from the street within the historic nature of what the district is, so you wouldn't change the exterior at all but there are clapboards that need to be replaced. The Commission would ask that they mimic what is there, so their company that will do the work, B & D, would typically contact the Commission with samples and renditions of what they want to use, and the Commission would then approve it. It would have to come before the Commission, but generally not a public hearing, however the demolition of the back, flat part will trigger a public hearing because it is a demolition within the Historic District. They could possibly roll in the repair and maintenance issues with the public hearing. Commissioners Mullen and Monteiro are in favor of letting the back, flat part be demolished. And again, they would need a demolition permit from the City which will trigger a public hearing. It was left that B & D will submit samples of the materials to be used.

Old Business

11 Ashland Street – Last month the Commission met with the owner of 11 Ashland Street regarding the placing of a fence around the property. The property owner originally presented a solid vinyl fence on all sides. After discussion, it was the consensus that a picket type fence would be appropriate for the front and along the sides for approximately 24 feet, then go up on an angle from that 3 feet height to the full panels. The homeowner agreed and provided renditions for the Commission. A motion was made by Commissioner Barbara Mullen, seconded by Commissioner Michele Monteiro, to approve as discussed. The motion was unanimously passed.

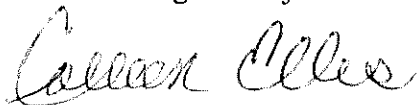
New Business

26 Dean Street – The fence was damaged due to a car accident and is in a state of disrepair. A motion was made by Commissioner Michele Monteiro, seconded by Commissioner Barbara Mullen to send the property owner a letter asking what their intention is regarding the repair or replacement of the fence. Passed unanimously. It was requested to have the Building Department explore the issue as well.

57 Church Green – Commissioner Monteiro said this house is beginning to look bad, there is peeling paint, overgrown bushes, etc.

Motion to adjourn made by Commissioner Mullen and seconded by Commissioner Monteiro and unanimously passed.

The meeting was adjourned at 7:53 p.m.



Colleen Ellis
Secretary to the Commission